

Scotch Plains 07076

ZIP code · NJ · New Jersey > Union County

BUYER'S MARKET

\$842K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

240

SALES (12 MO)

\$869K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



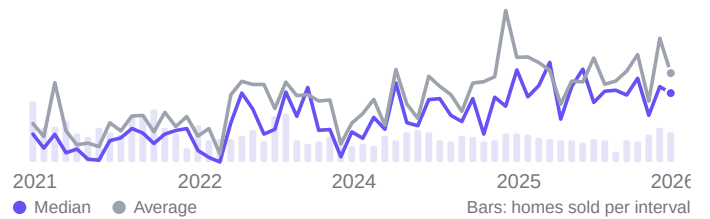
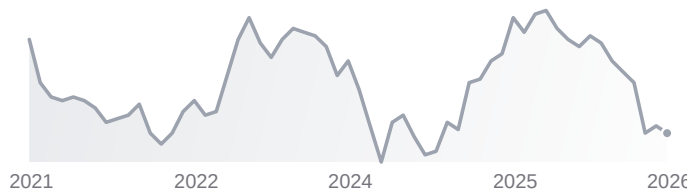
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$870K · Average \$977K

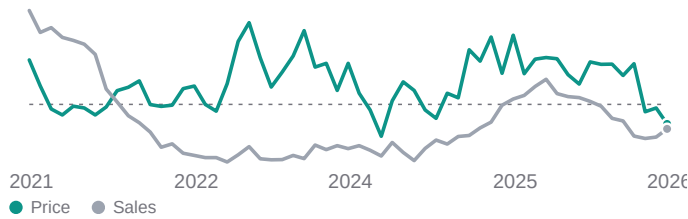


Growth (year over year)

Price -8.3% · Sales -10.4%

Price per square foot

\$407/ft²

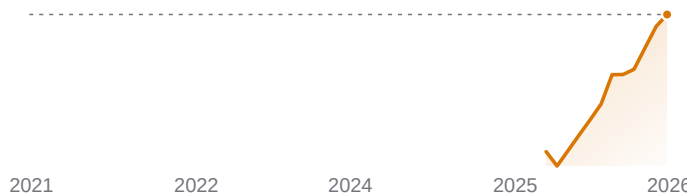


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

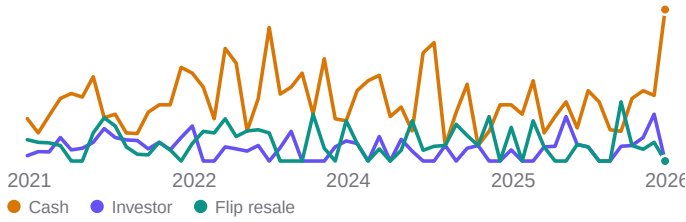
3.0%



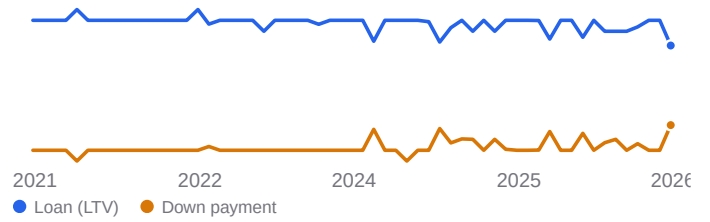
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 0% · Flip resale 0%

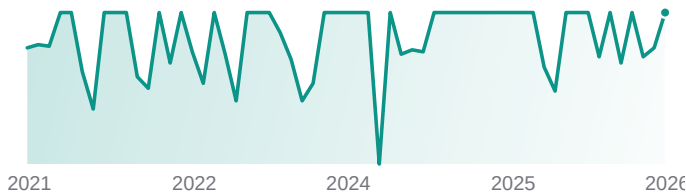


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



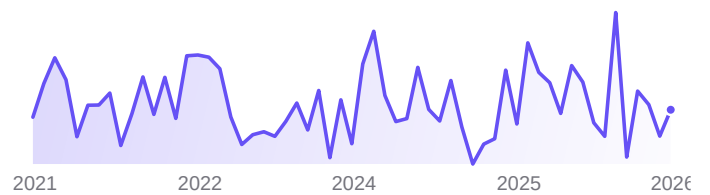
Sellers who sold at a gain

100%



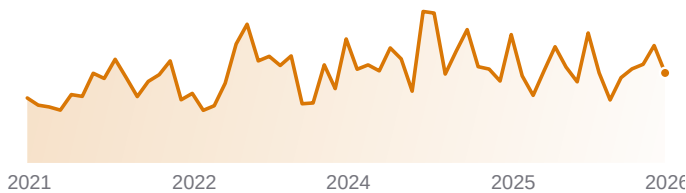
Typical hold before selling

8.7 yrs



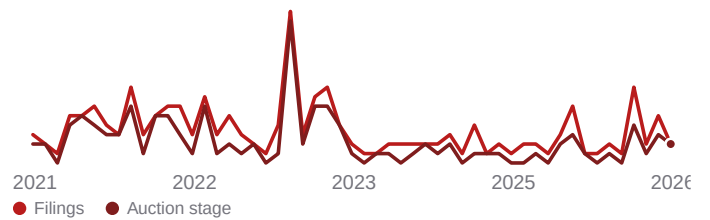
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,002
Median value (AVM)	\$869K
Median size	2,016 ft²
Median year built	1960
Single family	94%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	8.5%
Median loan-to-value	45%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	26,320
Density	2,849 / mi²
Median household income	\$167K
Average household income	\$205K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	106
Homes occupied	97%
Bachelor's or higher	39%
Poverty rate	2.7%
Unemployment	1.6%
Average temp	53°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.